

Approved

City of York Planning Commission
April 24, 2023
Minutes

Members present:

Chairperson Wendy Duda
Maria Duncan
A. Lee McLin
Laura Korn
Rick Thomasson
Ron Parrish

Members absent:

Others present:

Planning Director Breakfield
Planner Kim Womble
Zoning Administrator Blackston
(See sign – in sheet)

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was approval of the draft Minutes from the March 16, 2023 special meeting.

Upon a Motion by Maria Duncan, seconded by Rick Thomasson, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was approval of the draft Minutes from the March 27, 2023 regular meeting.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously approved the draft Minutes as submitted.

For the fourth item of business, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

The fifth item of business was a rezoning application for 625 Highway 321 from HC – Highway Commercial to GI – General Industrial (referenced by YC Tax Map #0701401004).

Planning Director Breakfield indicated the following:

1. The Planning Commission (PC) must review each rezoning application and then render a recommendation to York City Council. As the rezoning application is reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan must be used in the evaluation process. City Council must then take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

2. As you review each rezoning application, please keep in mind the following factors:

- Does the application comply with the Comprehensive Plan (including the future land-use map)?
- Would the approval of the proposed rezoning application be in keeping with the character of the subject area?

3. Regarding the rezoning application for 625 Highway 321 from HC – Highway Commercial to GI – General Industrial (referenced by YC Tax Map # 0701401004):

- The City's future land-use map calls for the property to have neighborhood commercial development.
- The Comprehensive Plan describes neighborhood commercial development as being in close proximity to neighborhoods with low density, unobtrusive and small-scale design compatible with nearby residential development. Will be transitional between residential and nonresidential uses. Although primarily commercial, some centers may include upper story residential and/or office. Sites will affectively minimize the cut-through of traffic.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously denied the application due to concerns regarding potential spot zoning.

The sixth item of business was a rezoning application for property located off on Oklahoma Street from R15 – Restricted Residential to MU – Mixed Use (referenced by YC Tax Map # 0700803011).

Planning Director Breakfield indicated the following:

1. Regarding the rezoning application for property located off on Oklahoma Street from R15 – Restricted Residential to MU – Mixed Use (referenced by YC Tax Map # 0700803011):
 - The City's future land-use map calls for the property to have small-lot residential development.
 - The Comprehensive Plan describes small-lot residential development as subdivisions with uniform housing types and densities and such development is often found in close proximity to commercial and suburban office centers and help provide the “rooftops” necessary to support those centers.

After discussion and upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously approved the application.

The seventh item of business was a rezoning and annexation application for 8 +/- acres located at the corner of Black Highway and Sutton Springs Road (referenced by YC Tax Map #2910000008).

Planning Director Breakfield indicated the following:

1. Regarding the rezoning and annexation application for 8 +/- acres located at the corner of Black Highway and Sutton Springs Road (referenced by YC Tax Map # 2910000008):
 - The City's future land-use map calls for the property to have small-lot residential development.
 - The Comprehensive Plan describes small-lot residential development as subdivisions with uniform housing types and densities and such development is often found in close proximity to commercial and suburban office centers and help provide the “rooftops” necessary to support those centers.
2. For review purposes, we provided a copy of the current land-use plan for the City. Please be reminded that we are updating the land-use map along with other action items required by the current moratorium. Since this rezoning request is for property located at a key intersection, consideration should be given to tabling this application until you complete the updating of the City's land-use map (with the approval of the applicant). If the applicant is not okay with tabling the application, you should consider denying the application(s).

Upon a Motion by Lee McLin, seconded by Maria Duncan, the Commission unanimously tabled the application until the new land-use map is approved in the near future.

The eighth item of business was a preliminary plat application for a project near Larson Road and Goins Road.

Planning Director Breakfield indicated the following:

1. The applicant has submitted a preliminary plat and construction drawings for this project.
2. City staff has reviewed the project and provided comments to the applicant.
3. The applicant is present to represent the project.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously, conditionally approved the application based on all requirements of City staff being met.

The ninth item of business was the discussion of a potential zoning amendment regarding minor subdivision requirements per wording provided by City Staff.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously approved the proposed amendment per wording provided by City staff.

The tenth item of business was discussion of issues related to moratorium affecting certain types of residential development.

The Commission discussed the final drafts for standards for numerous new/revised zoning districts. The Commission also discussed issues to review at upcoming meetings.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 4/24/2023
Dalton Pierce, City Manager